

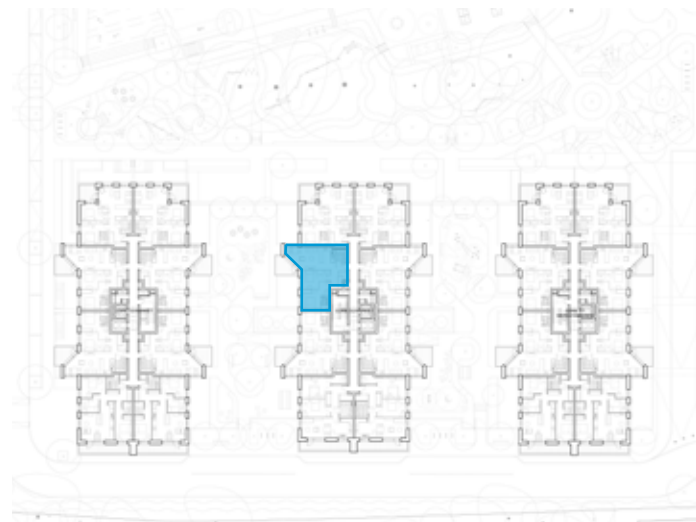
7.0 Plot D

7.6 Typical Flat Layouts

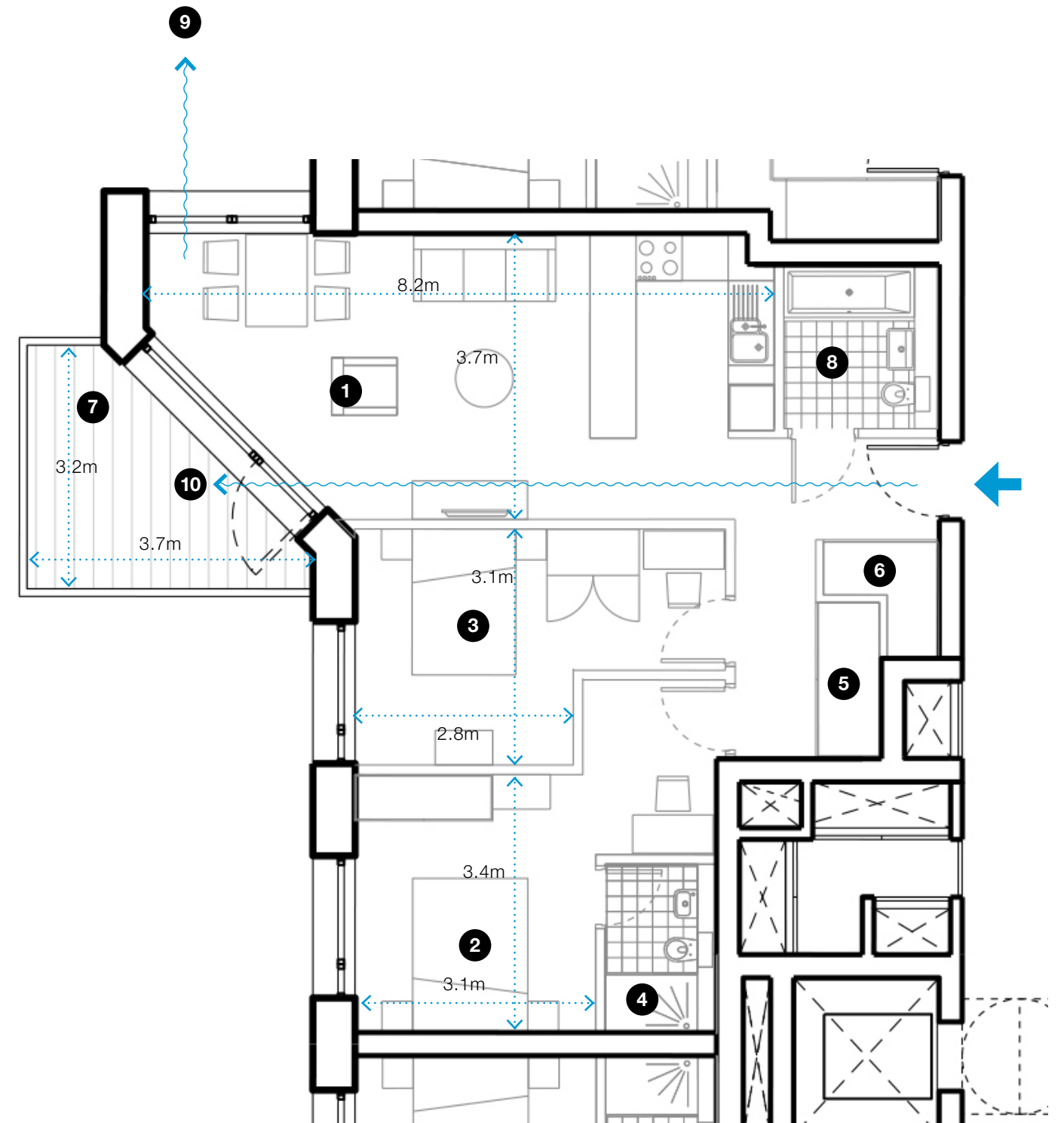
2B4P - Typical Floor Central Unit - 74sqm

The building's mass pushes out to create a corner for these centrally located apartments, providing aspect in two directions. This apartment is organised to give a direct view to outside upon entering the apartment. The living room and dining space is also located to take maximum advantage of the dual aspect within the projecting corner. Again, the utility and storage cupboard is located close the apartment entrance for ease of services transfer and for storage of coats and shoes.

- ① Living / Kitchen / Dining Room
- ② Master Bedroom
- ③ Double Bedroom
- ④ Ensuite
- ⑤ Utilities Cupboard
- ⑥ Storage Cupboard
- ⑦ Balcony
- ⑧ Bathroom
- ⑨ View towards park
- ⑩ Direct view to outside from main entrance



Location Plan - Typical Floor



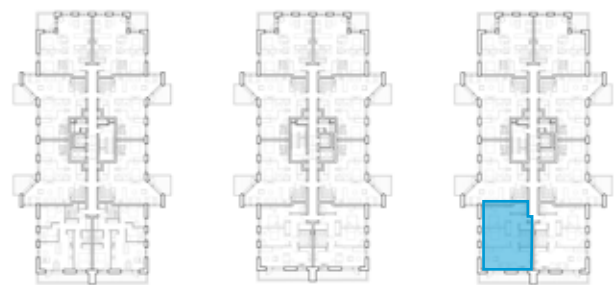
7.0 Plot D

7.6 Typical Flat Layouts

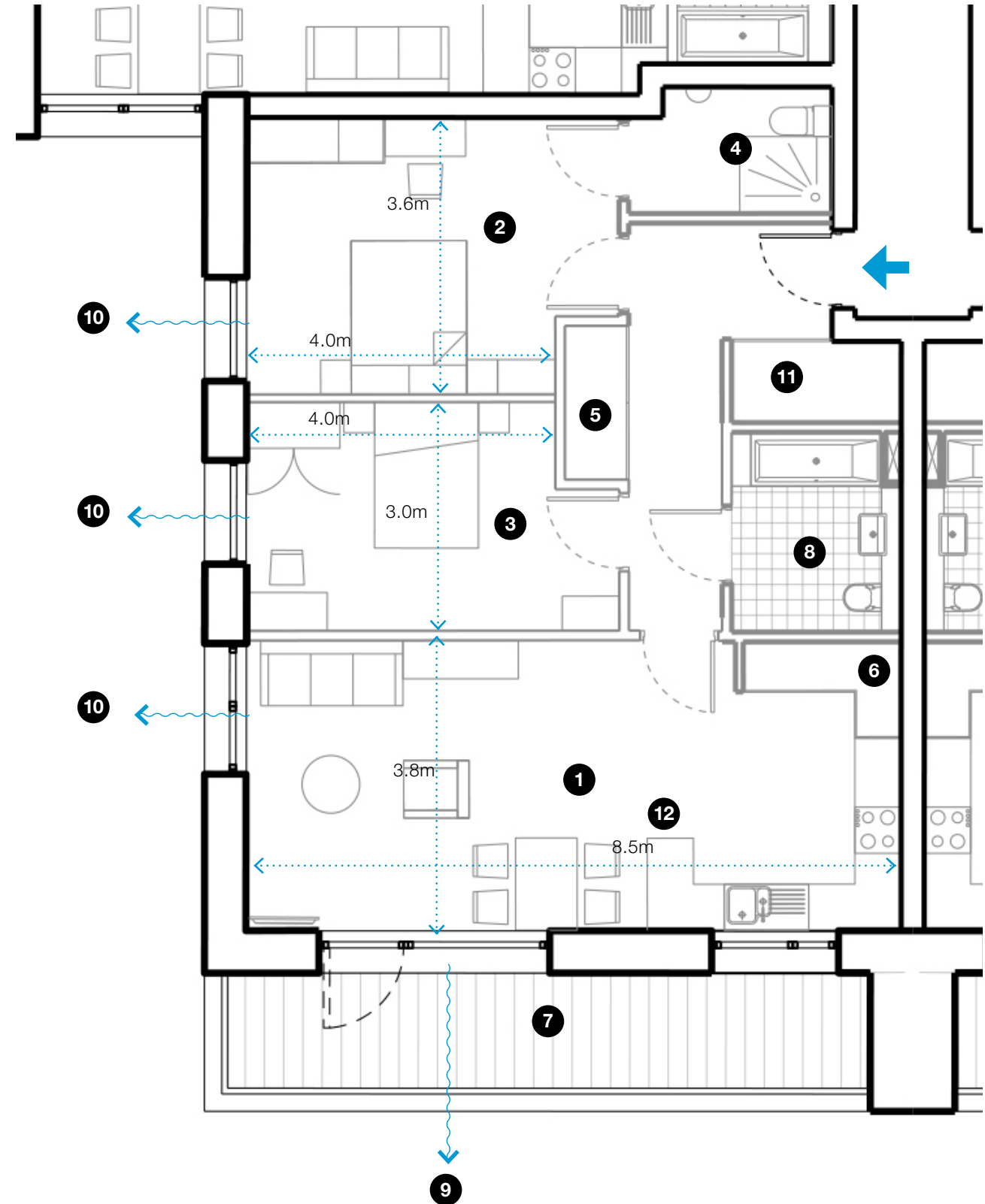
2B4P - Wheelchair Adaptable Home - 88sqm

A wheelchair adaptable home located at first floor is shown opposite. The apartment is organised to have adaptable storage (or wheelchair charging station) close to the apartment entrance. An open plan living room / kitchen and dining space is located to take maximum advantage of dual aspect and also to provide view onto the street, to the surrounding context and towards the shared amenity green spaces set between the buildings.

- ① Living / Kitchen / Dining Room
- ② Master Bedroom
- ③ Double Bedroom
- ④ Ensuite
- ⑤ Utilities Cupboard
- ⑥ Storage Cupboard
- ⑦ Balcony
- ⑧ Bathroom
- ⑨ View onto street
- ⑩ View onto residents shared amenity space
- ⑪ Storage Cupboard or Space for wheelchair charging station if adaptation to fully wheelchair accessible home is required.



Location Plan - First Floor



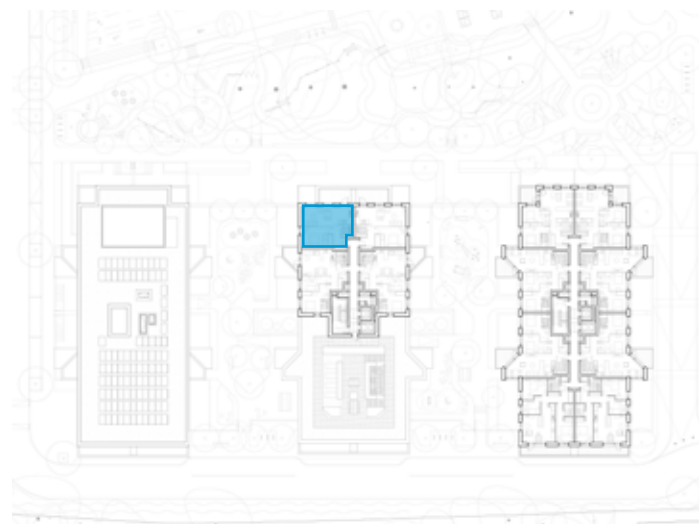
7.0 Plot D

7.6 Typical Flat Layouts

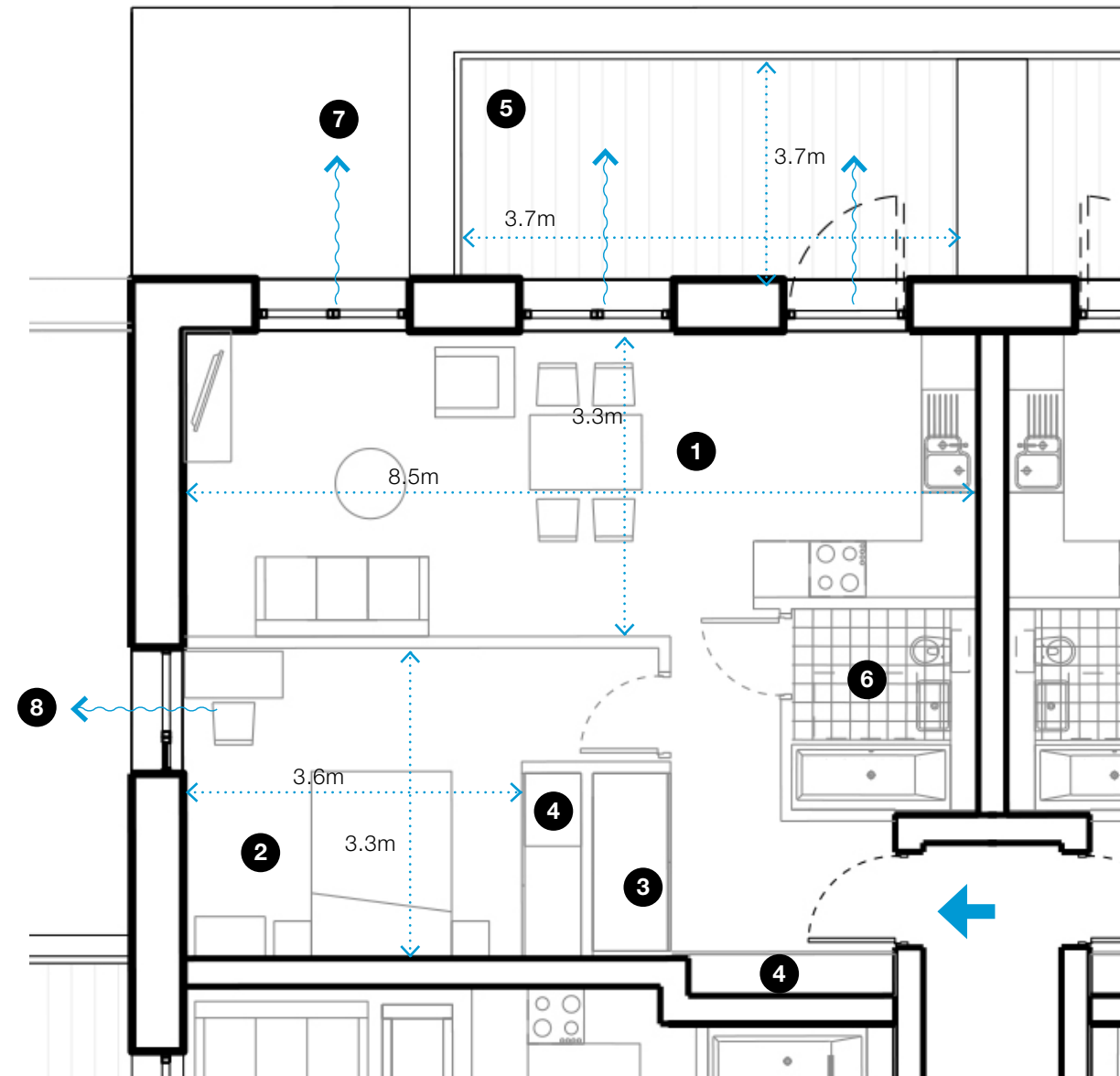
1B2P - Typical 7th & 8th Floor Corner Unit - 57sqm

Due to the stepping back of the massing, one bedroom apartments located at 7th and 8th floors are provided with generous terrace spaces and open plan living kitchen dining rooms overlooking the park.

- ① Living / Kitchen / Dining Room
- ② Master Bedroom
- ③ Utilities Cupboard
- ④ Storage Cupboard
- ⑤ Terrace
- ⑥ Bathroom
- ⑦ View towards park
- ⑧ View onto residents shared amenity



Location Plan - 7th Floor

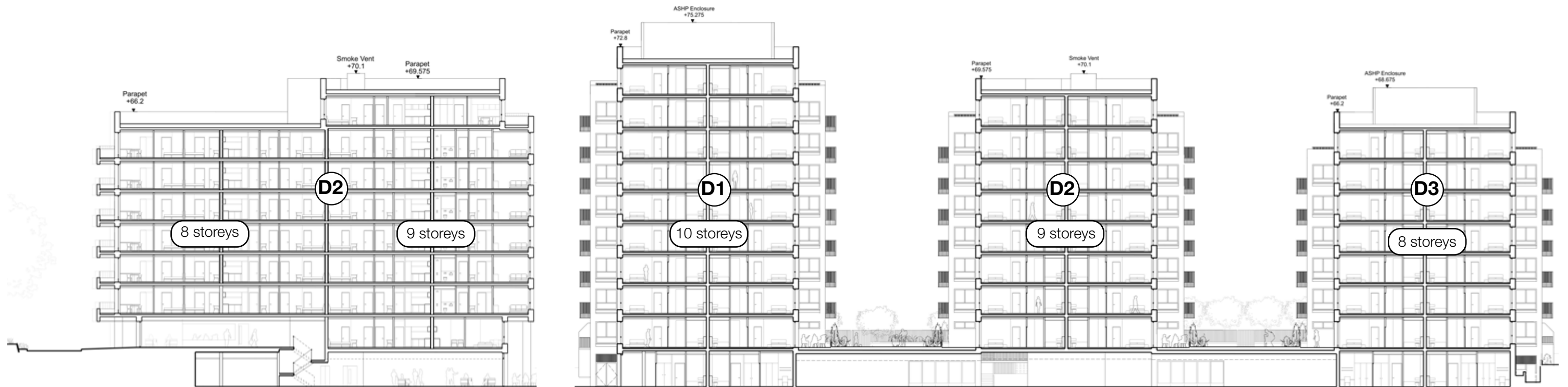


7.0 Plot D

7.7 Scale and Massing

As previously described in the design evolution section of this chapter, building height and massing have been influenced by a number of contextual and architectural considerations. These include reducing the impact in Local Views towards St. Pauls, improving internal daylight and improving sunlight on ground to external amenity spaces. Architectural considerations such as making a clear distinction between the base, middle and top of the building have also informed how the building's massing has evolved.

Plot D consists of three separate buildings that are joined by a single storey of accommodation at lower ground floor. Each building reduces in height between Plot C and Plot E. Building D1 and D2 also step down in cross section from 10 to 9 storeys and 9 to 8 storeys respectively. The building heights are designed to reduce any impact on the Local Views to St. Pauls but also to step down towards the existing buildings in the context.



7.0 Plot D

7.7 Scale and Massing

The corners and facades facing the park step down by one storey to create roof terraces for top floor homes. The lowering of these projections also helps distinguish the top of the building. Balconies are recessed and cut into the brickwork mass when facing the park or the street. In the courtyard spaces between the buildings balconies are lighter and projecting.

- ① Projecting corners
- ② Building steps down to create roof terraces
- ③ Recessed balconies
- ④ Courtyard spaces with light projecting balconies



7.0 Plot D

7.8 Appearance

The three residential cores of Plot D will have a consistent approach to materials and details. The concept is for the buildings to appear as though hewn from a solid mass. Brick facades and balconies give the building a solid timeless appearance with a strongly textural quality.

The typical material palette is set out in the key below and on the following pages:

- ① Brickwork
- ② Painted metal window frame
- ③ Pigmented concrete window cill
- ④ Painted metal balustrade guarding and handrail
- ⑤ Brick balconies
- ⑥ Projecting brick corners



Note: Images are indicative of the material type, quality and colours proposed

7.0 Plot D

7.8 Appearance - Materials

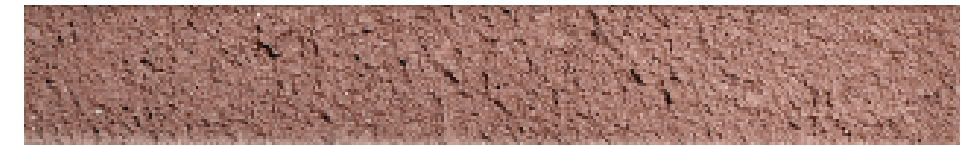
Dark red and brown masonry is proposed and to be complemented by red pigmented concrete window cills, painted metal window frames and balcony guardings. The images opposite are indicative of the colour tones proposed for the facade.

- ① **Brickwork:** Dark red brick with accents of dark brown bricks. Complimentary mortar.
- ② **Painted metal window frame:** PPC metal window frame, red matt smooth finish
- ③ **Pigmented concrete window cill:** Window cills in precast red pigmented concrete
- ④ **Painted metal balustrade guarding and handrail:** PPC metal balustrade guarding and handrail, red matt smooth finish
- ⑤ **Brick plant enclosure:** Dark red brick with accents of dark brown bricks. Dark red mortar to match brick tone
- ⑥ **Brick balconies:** As brickwork above. Dark red brick with accents of dark brown bricks. Dark red mortar to match brick tone
- ⑦ **Projecting brick corners:** As brickwork above. Dark red brick with accents of dark brown bricks. Dark red mortar to match brick tone
- ⑧ **Painted metal balconies:** PPC metal projecting balconies with matching balustrade guarding



Precedent image of brick colour & concrete window cill

Projecting brick corners



Proposed colour of the Mortar



Metal Window Frames + balustrade Brick Plant Enclosure



Metal Balconies



Brick Balconies

Note: Images are indicative of the material type, quality and colours proposed

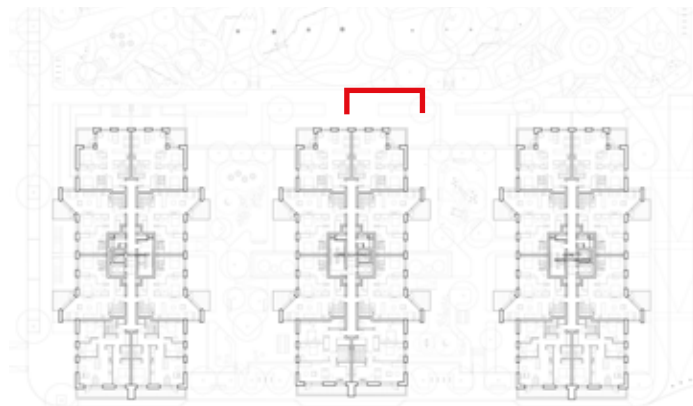
7.0 Plot D

7.8 Appearance

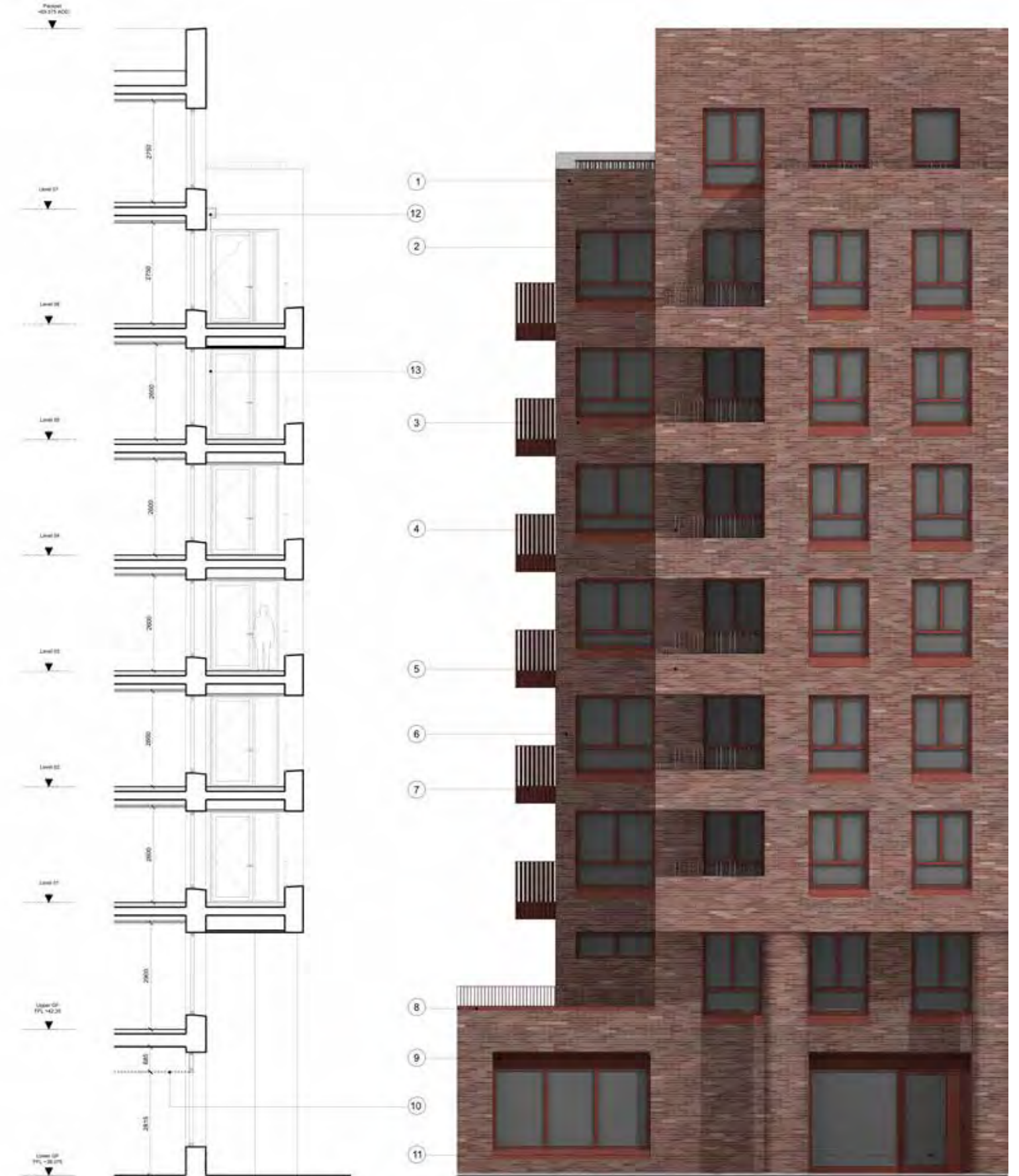
Building D2 - Bay Elevation

The bay study shown opposite is an example of part of the facade facing onto the park. The architecture of this facade has developed to ensure a calm and elegant backdrop to the park. Balconies are cut into the brickwork mass topped with thin metal balustrade above. High quality materials are proposed including pigmented concrete cills to windows.

- ① Brickwork
- ② Painted metal window frame
- ③ Pigmented concrete window cill
- ④ Painted metal balustrade guarding and handrail
- ⑤ Brick balconies
- ⑥ Projecting brick corner beyond
- ⑦ Painted metal balconies
- ⑧ Pigmented concrete coping stone
- ⑨ Painted perforated metal panel for air intake / extract
- ⑩ Underside of ceiling services zone
- ⑪ Entrance to shared facilities space
- ⑫ Metal rainwater hopper
- ⑬ Metal rainwater pipe



Note: Images are indicative of the material type, quality and colours proposed.



7.0 Plot D

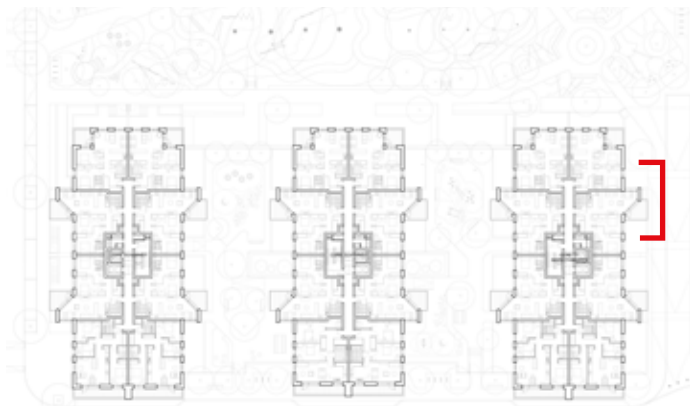
7.8 Appearance

Building D1 - Bay Elevation

In contrast to the park and street facing elevations, balconies to the side elevations are proposed as lighter metal projecting elements. Balustrade uprights are angled and shaped for privacy between adjacent apartments.

Windows reduce in size from lower to upper floors to minimise apartment overheating. Painted metal acoustic louvres are proposed to enable sufficient ventilation for cooling while also minimising the noise ingress from the main Parkhurst road.

- ① Brick plant enclosure
- ② Brickwork
- ③ Painted metal window framing
- ④ Pigmented concrete window cill
- ⑤ Painted metal balconies
- ⑥ Projecting brick corners
- ⑦ Painted metal louvre panels
- ⑧ Apartment terrace at UGF
- ⑨ Brick Pier
- ⑩ Metal rainwater pipe
- ⑪ Pigmented concrete coping stone



Note: Images are indicative of the material type, quality and colours proposed.

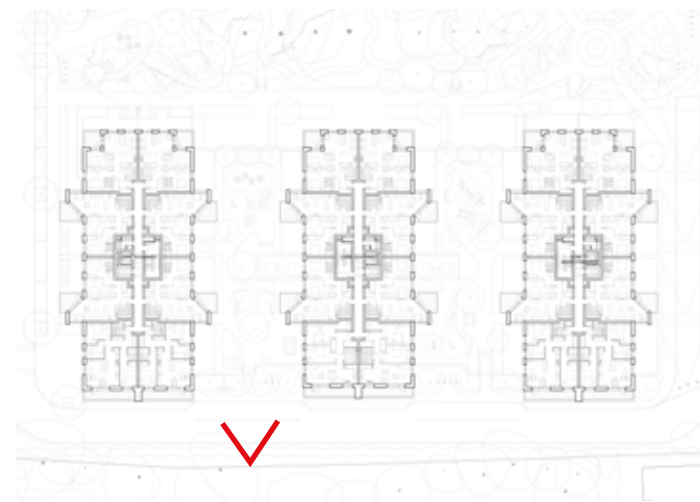


7.0 Plot D

7.8 Appearance

The image opposite shows a view from the street through one of the shared amenity courtyard spaces. It also shows entrances to the residential D3 core and concierge space in D2. Entrances are set below projecting brick balconies to provide shelter.

- ① Comunal resident's garden
- ② Entrance to building D3
- ③ Entrance to building D2 and resident's shared facilities including concierge

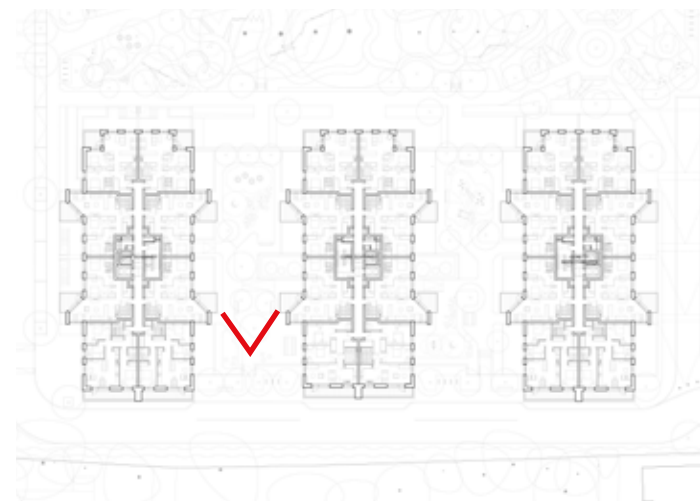


7.0 Plot D

7.8 Appearance

A view of one of the shared amenity spaces set between the buildings, looking towards the park. A combination of raised planters and brick paved terrace space divide up the space into different zones. Private terraces around the courtyards perimeter are enclosed with brickwork walls and planted buffer edges for privacy. On the balconies above, balustrade uprights are angled and shaped for privacy between adjacent apartments.

- ① Public park beyond
- ② Private terraces
- ③ Planted defensible edge
- ④ Angled balustrading
- ⑤ Communal resident's garden



Note: Images are indicative of the material type, quality and colours proposed



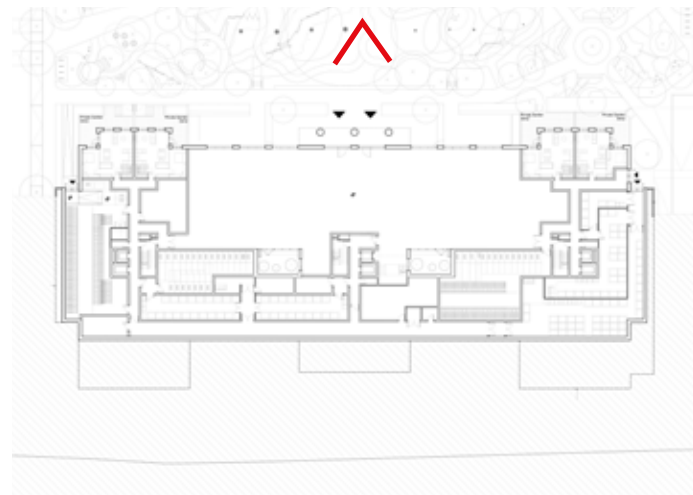
7.0 Plot D

7.9 Entrances

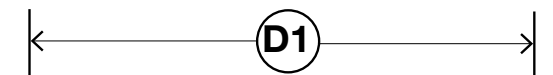
Lower Ground Floor

The main entrance to the residents shared facilities is set back below the building above, behind a brickwork colonnade. This creates a double height sheltered and protected transition zone between the park and the residents shared facilities spaces. Entrance doors with painted metal frames are proposed. At the head of each section of glazing a perforated metal panel will be provided for air intake and extract to ventilate the lower ground floor spaces.

- ① Brickwork
- ② Painted metal window frame
- ③ Pigmented concrete window cill
- ④ Perforated metal panel for ventilation servicing
- ⑤ Painted metal framed entrance doors
- ⑥ Brickwork Columns
- ⑦ Access Control Panel



Note: Images are indicative of the material type, quality and colours proposed



7.0 Plot D

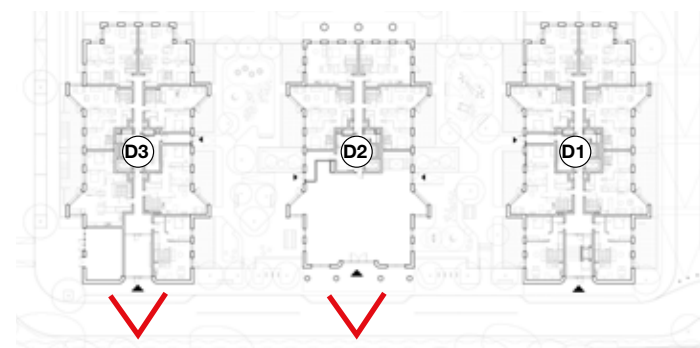
7.9 Entrances

Upper Ground Floor

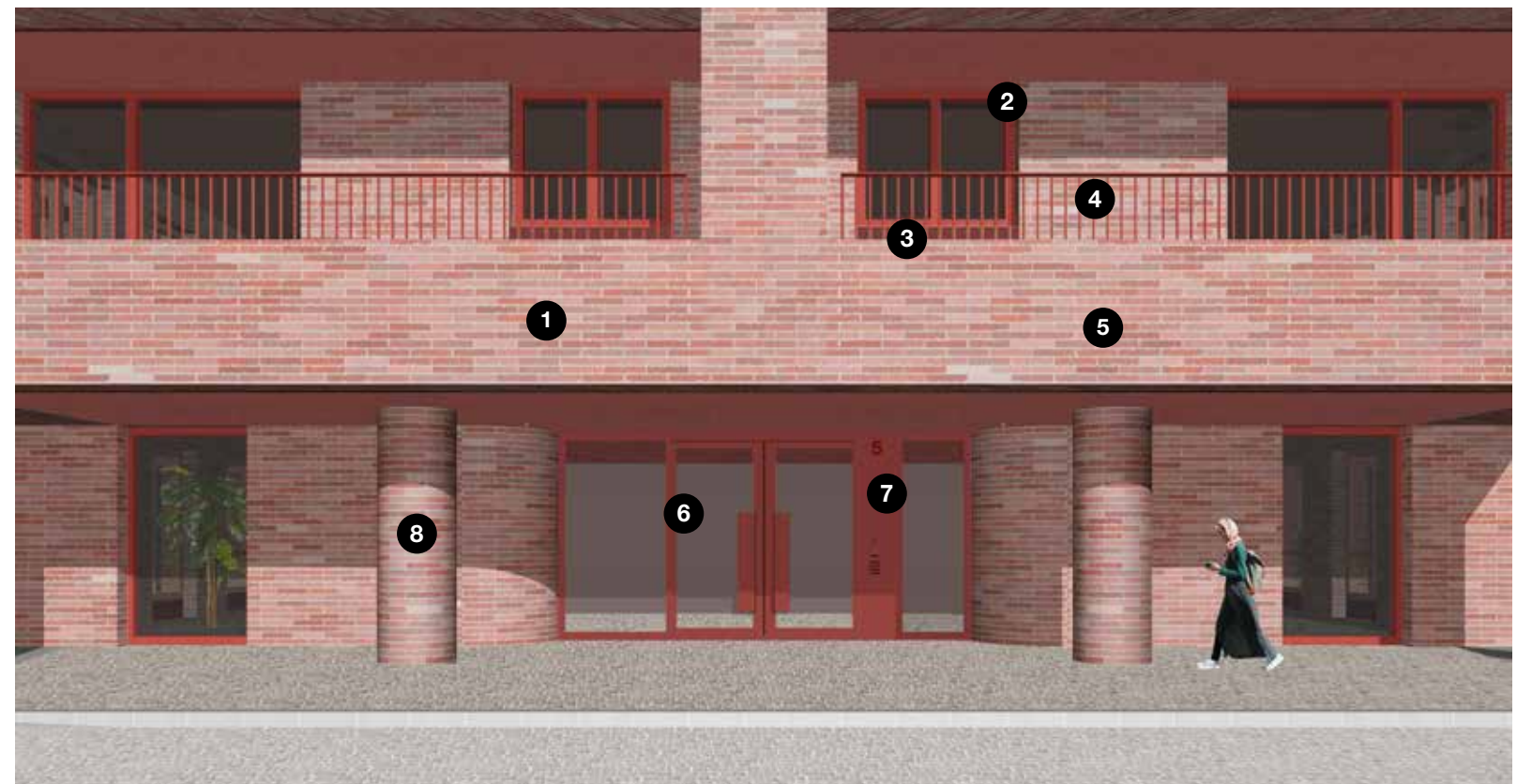
Plot D1 and D3 residential entrances are set back below brickwork balcony overhangs to provide sheltered transition space between the street and the entrance. Painted metal doors and window framing are proposed. Expressed brickwork walls will continue inside the entrance hall as a continuation of the external aesthetic.

The central entrance into D2 is set back further from the kerb edge to provide a more generous pavement. A sheltered space is created by the balcony overhang above which is supported on brick columns. Building D2 has a predominantly glazed frontage at ground floor to provide outlook onto the street from the resident's shared lounge space behind. Doors and window frames adjacent to doors are again proposed in a painted metal. Expressed brickwork will continue on the inside of the entrance hall to provide a soft transition between inside and outside.

- ① Brickwork
- ② Painted metal window frame
- ③ Pigmented concrete window cill
- ④ Painted metal balustrade guarding and handrail
- ⑤ Brick balconies
- ⑥ Painted metal Glazed Entrance Doors
- ⑦ Access control panel
- ⑧ Brick columns



Plot D1 & D3 Residential Entrance (note. building D1 has a taller entrance doors - refer to elevations)



Plot D2 Residential Entrance & Entrance into Resident's Shared Facilities including Concierge
Note: Images are indicative of the material type, quality and colours proposed

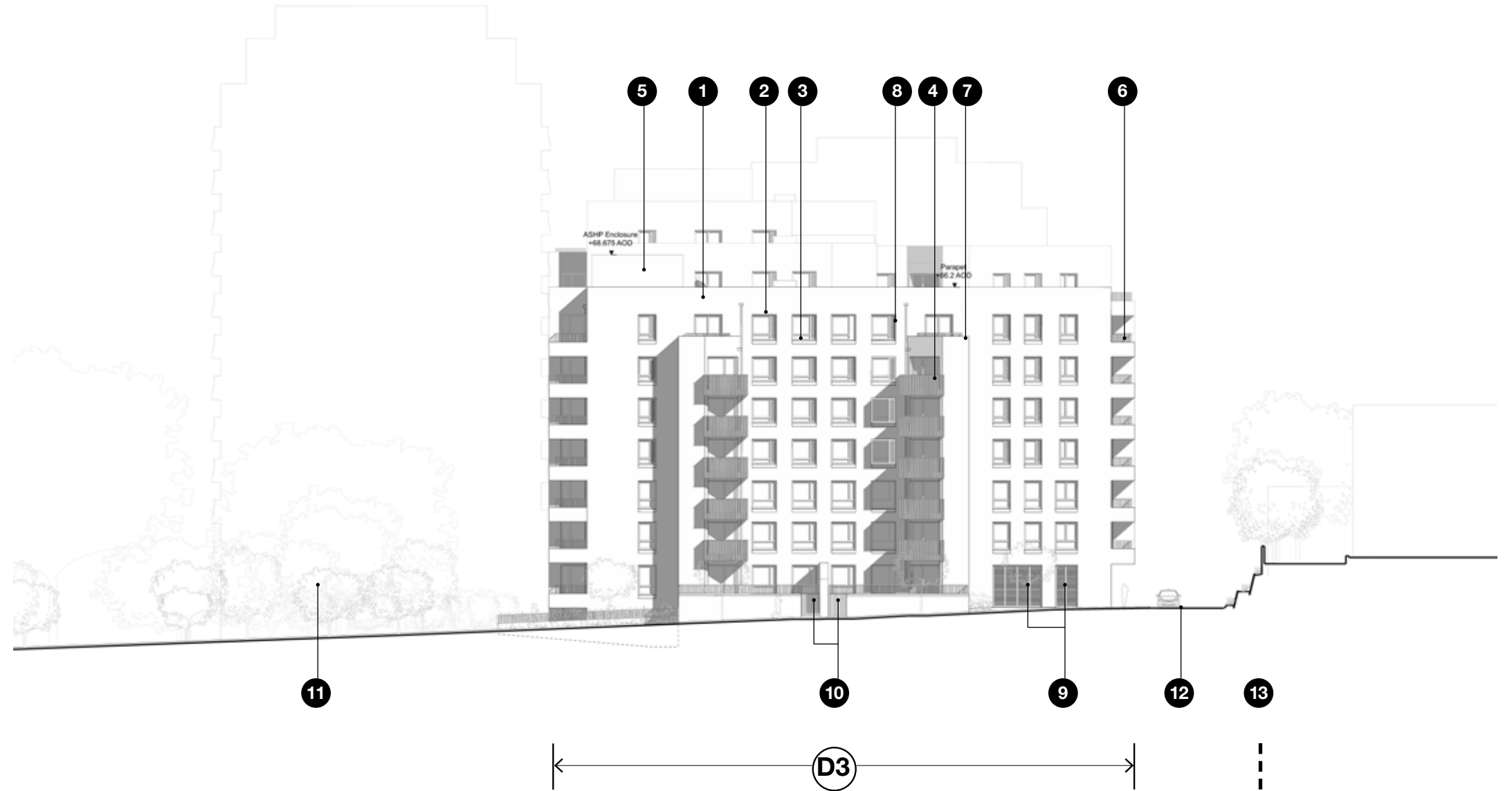
7.0 Plot D

7.10 Elevations

North West elevation

The North West Elevation faces towards Plot E1 and comprises of two projecting brick corners with metal balconies. Brick balconies hold the corners.

- ① Brickwork
- ② Painted metal window frame
- ③ Pigmented concrete window cill
- ④ Painted metal balustrade guarding and handrail
- ⑤ Brick plant enclosure
- ⑥ Brick balconies
- ⑦ Projecting brick corners
- ⑧ Metal acoustic louvre panel
- ⑨ Metal louvre substation doors
- ⑩ Gate access to private terraces
- ⑪ Public Park
- ⑫ Proposed Street
- ⑬ Site Boundary



7.0 Plot D

7.10 Elevations

North East elevation

The North East Elevation faces towards the park. Three buildings present a clear grid of windows with balconies to the corners.

- ① Brickwork
- ② Painted metal window frame
- ③ Pigmented concrete window cill
- ④ Painted metal balustrade guarding and handrail
- ⑤ Brick plant enclosure
- ⑥ Brick balconies
- ⑦ Projecting brick corners
- ⑧ Perforated metal panels
- ⑨ Entrance to resident's shared facilities
- ⑩ Bin store entrance with opaque metal doors
- ⑪ Bike store entrances with opaque metal doors
- ⑫ Private gardens



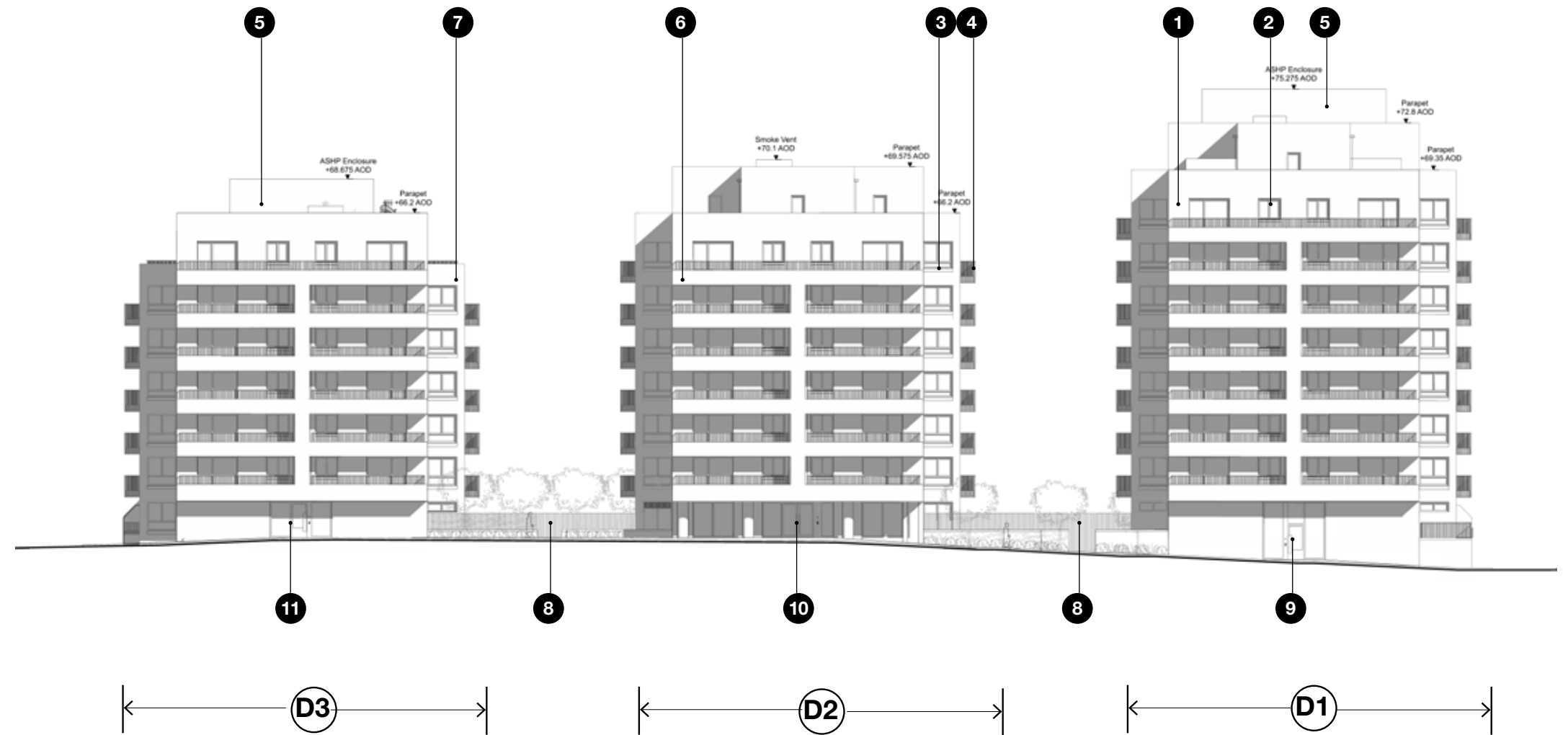
7.0 Plot D

7.10 Elevations

South West Elevation

The South West Elevation faces towards Delmaney Avenue. Three buildings present long wide balconies across the width of their elevations, with entrances at ground.

- ① Brickwork
- ② Painted metal window frame
- ③ Pigmented concrete window cill
- ④ Painted metal balustrade guarding and handrail
- ⑤ Brick plant enclosure
- ⑥ Brick balconies
- ⑦ Projecting brick corners
- ⑧ Communal Resident's Gardens
- ⑨ Entrance to Building D1
- ⑩ Entrance to Building D2 and Resident's Shared Facilities including Concierge
- ⑪ Entrance to Building D3



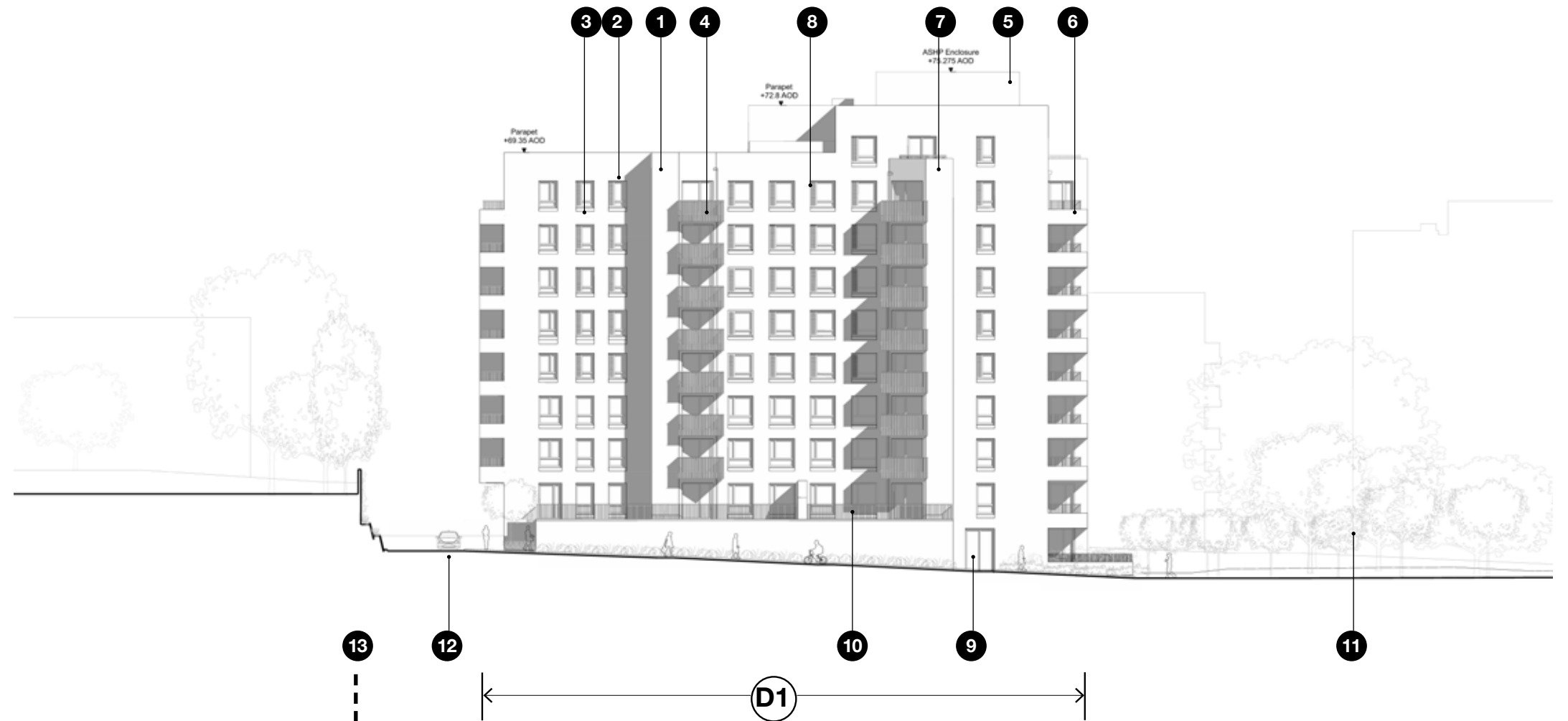
7.0 Plot D

7.10 Elevations

South East elevation

The South East Elevation faces towards Plot C and comprises of two projecting brick corners with metal balconies. Brick balconies hold the corners.

- ① Brickwork
- ② Painted metal window frame
- ③ Pigmented concrete window cill
- ④ Painted metal balustrade guarding and handrail
- ⑤ Brick plant enclosure
- ⑥ Brick balconies
- ⑦ Projecting brick corners
- ⑧ Metal acoustic louvre panel
- ⑨ Bike store access with opaque metal doors
- ⑩ Private terraces
- ⑪ Public Park
- ⑫ Street
- ⑬ Site Boundary



7.0 Plot D

7.10 Elevations

Internal courtyard elevation of D2

The courtyard elevations each have two projecting brick corners with metal balconies. Brick balconies hold the corners.

- ① Brickwork
- ② Painted metal window frame
- ③ Pigmented concrete window cill
- ④ Painted metal balustrade guarding and handrail
- ⑤ Brick balconies
- ⑥ Projecting brick corners
- ⑦ Metal acoustic louvre panel
- ⑧ Internal Resident's Shared Facilities Space
- ⑨ Lightwell courtyard
- ⑩ Communal Resident's Terrace
- ⑪ Public Park
- ⑫ Street
- ⑬ Site Boundary
- ⑭ Bike Store
- ⑮ Services Corridor



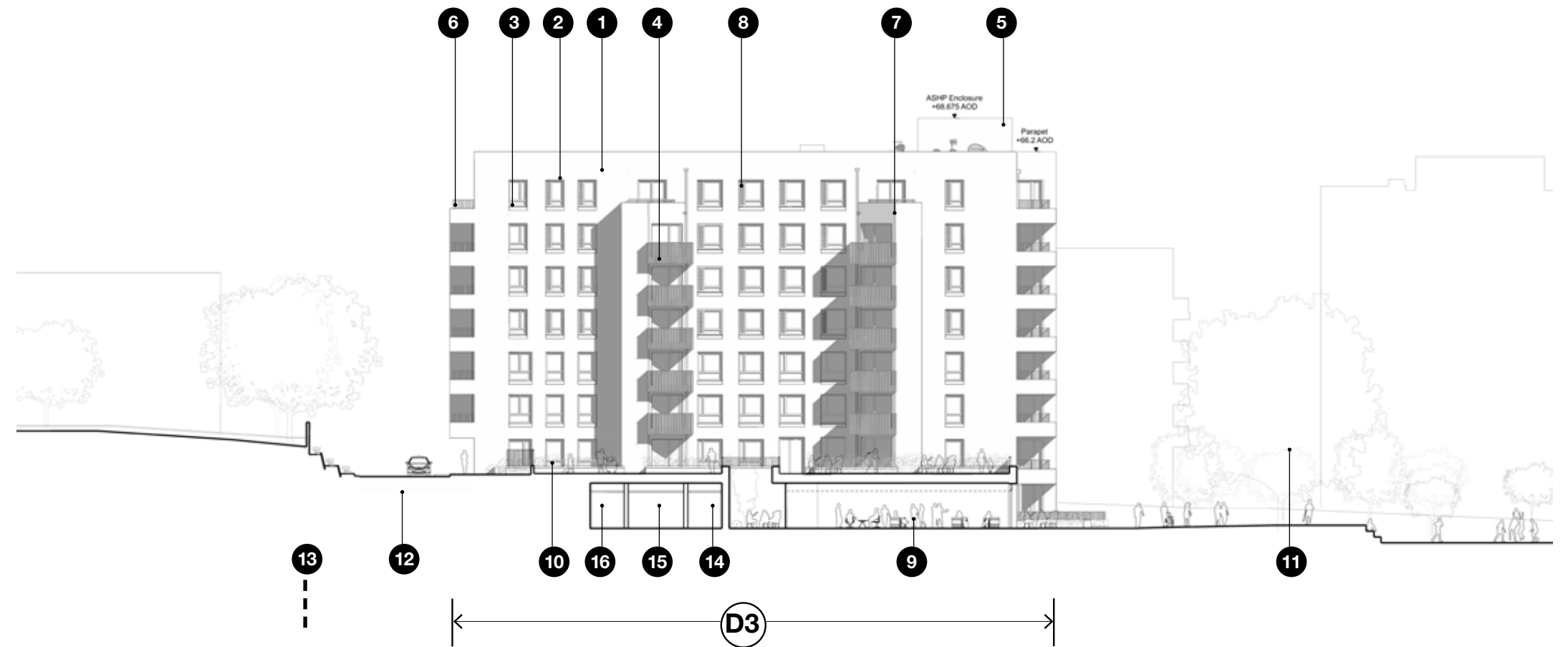
7.0 Plot D

7.10 Elevations

Internal courtyard elevation of D3

The courtyard elevations each have two projecting brick corners with metal balconies. Brick balconies hold the corners.

- ① Brickwork
- ② Painted metal window frame
- ③ Pigmented concrete window cill
- ④ Painted metal balustrade guarding and handrail
- ⑤ Brick plant enclosure
- ⑥ Brick balconies
- ⑦ Projecting brick corners
- ⑧ Metal acoustic louvre panel
- ⑨ Resident's Shared Facilities
- ⑩ Communal Resident's Garden
- ⑪ Public Park
- ⑫ Proposed Street
- ⑬ Site Boundary
- ⑭ Plant Room
- ⑮ Bin Store
- ⑯ Service Corridor



7.0 Plot D

7.10 Elevations

Internal courtyard elevation of D1

The courtyard elevations each have two projecting brick corners with metal balconies. Brick balconies hold the corners.

- ① Brickwork
- ② Painted metal window frame
- ③ Pigmented concrete window cill
- ④ Painted metal balustrade guarding and handrail
- ⑤ Brick plant enclosure
- ⑥ Brick balconies
- ⑦ Projecting brick corners
- ⑧ Metal acoustic louvre panel
- ⑨ Resident's Shared Facilities
- ⑩ Communal Resident's Garden
- ⑪ Public Park
- ⑫ Street
- ⑬ Site Boundary
- ⑭ Bike Store
- ⑮ Service Corridor



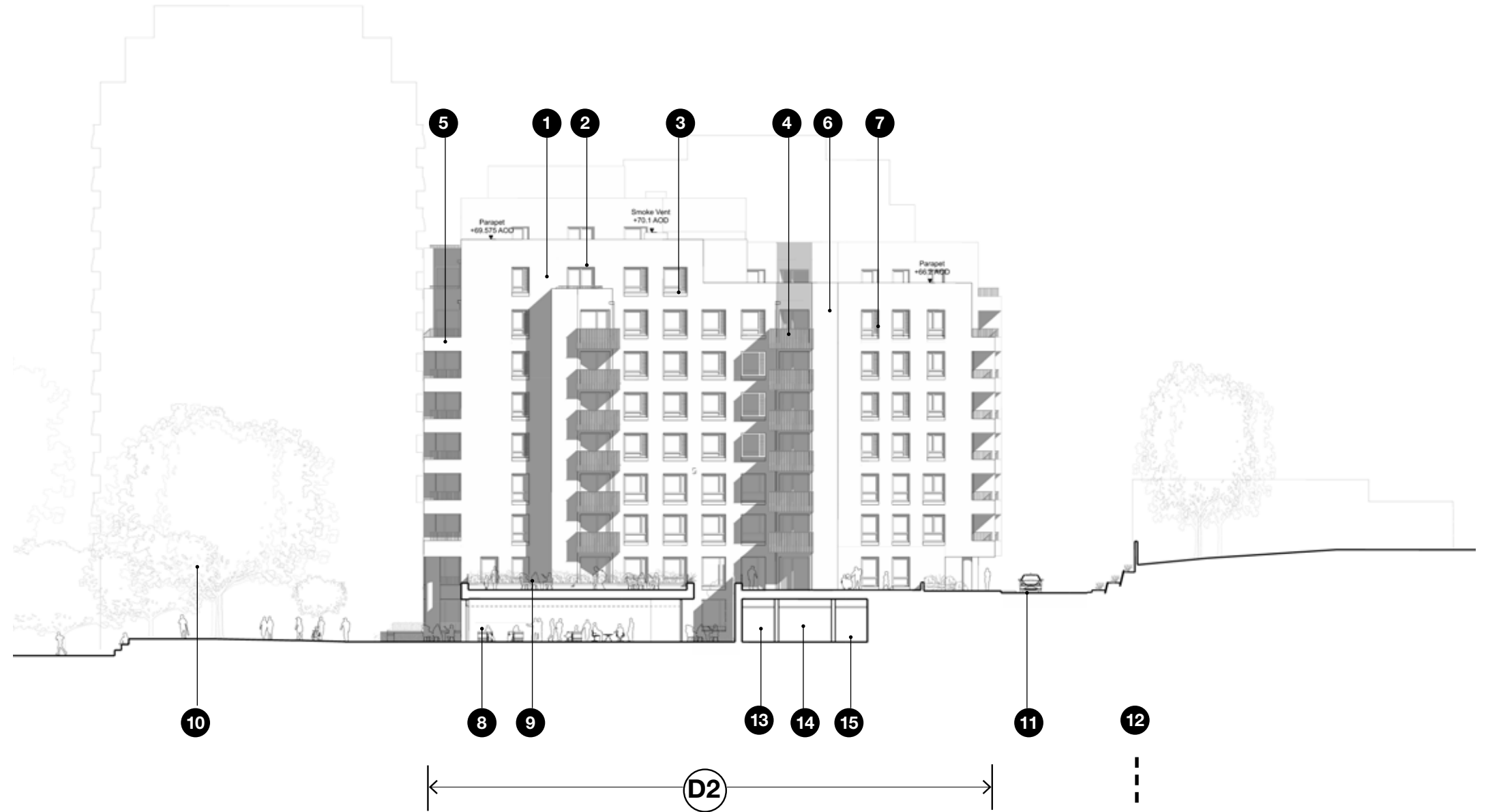
7.0 Plot D

7.10 Elevations

Internal courtyard elevation of D2

The courtyard elevations each have two projecting brick corners with metal balconies. Brick balconies hold the corners.

- ① Brickwork
- ② Painted metal window frame
- ③ Pigmented concrete window cill
- ④ Painted metal balustrade guarding and handrail
- ⑤ Brick balconies
- ⑥ Projecting brick corners
- ⑦ Metal acoustic louvre panel
- ⑧ Resident's Shared Facilities
- ⑨ Communal Resident's Garden
- ⑩ Public Park
- ⑪ Proposed Street
- ⑫ Site Boundary
- ⑬ Plant Room
- ⑭ Bin Store
- ⑮ Service Corridor

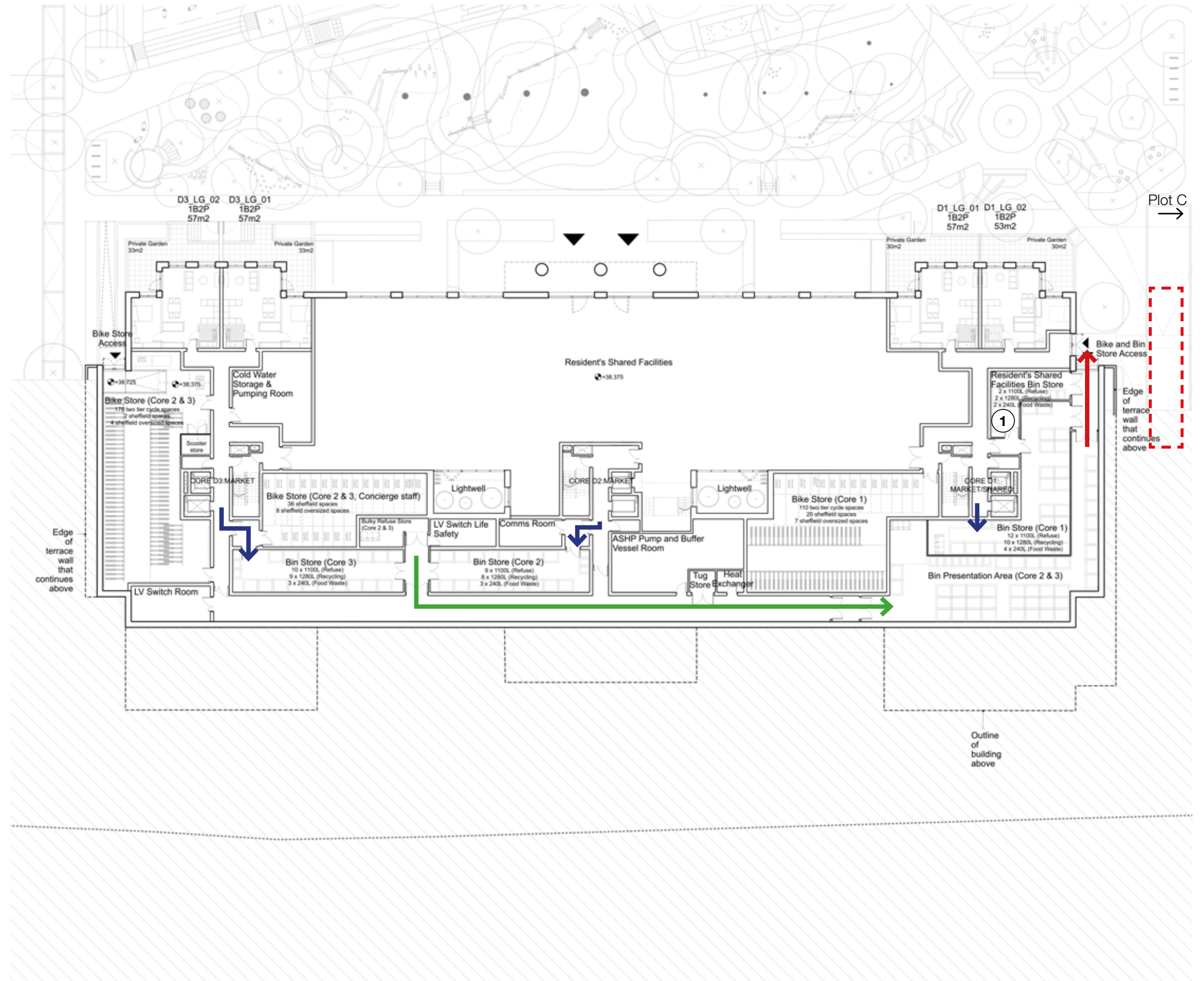


7.0 Plot D






7.11 Servicing & Refuse

Refuse stores are located in the partially submerged lower ground floor. Each core is provided with its own refuse store located within 30m of the apartment entrance. On collection day, an on-site facilities management team will bring bins to a holding area and be on hand for refuse collection from the street between plot C and D. The refuse truck stopping location is positioned within 10m of the refuse store entrance.

The residents shared facilities are provided with a separate secure bin store and this also is within 10m from a refuse truck stopping location.



KEY

-  Residents route from core to refuse store (less than 30m from unit entrance to refuse store entrance)
-  Peabody FM route from refuse store to presentation area - weekly exchange
-  Refuse collection by LBI - weekly collection
-  Residential facilities refuse store
-  Refuse truck stopping location

Lower Ground Floor Plan




7.0 Plot D

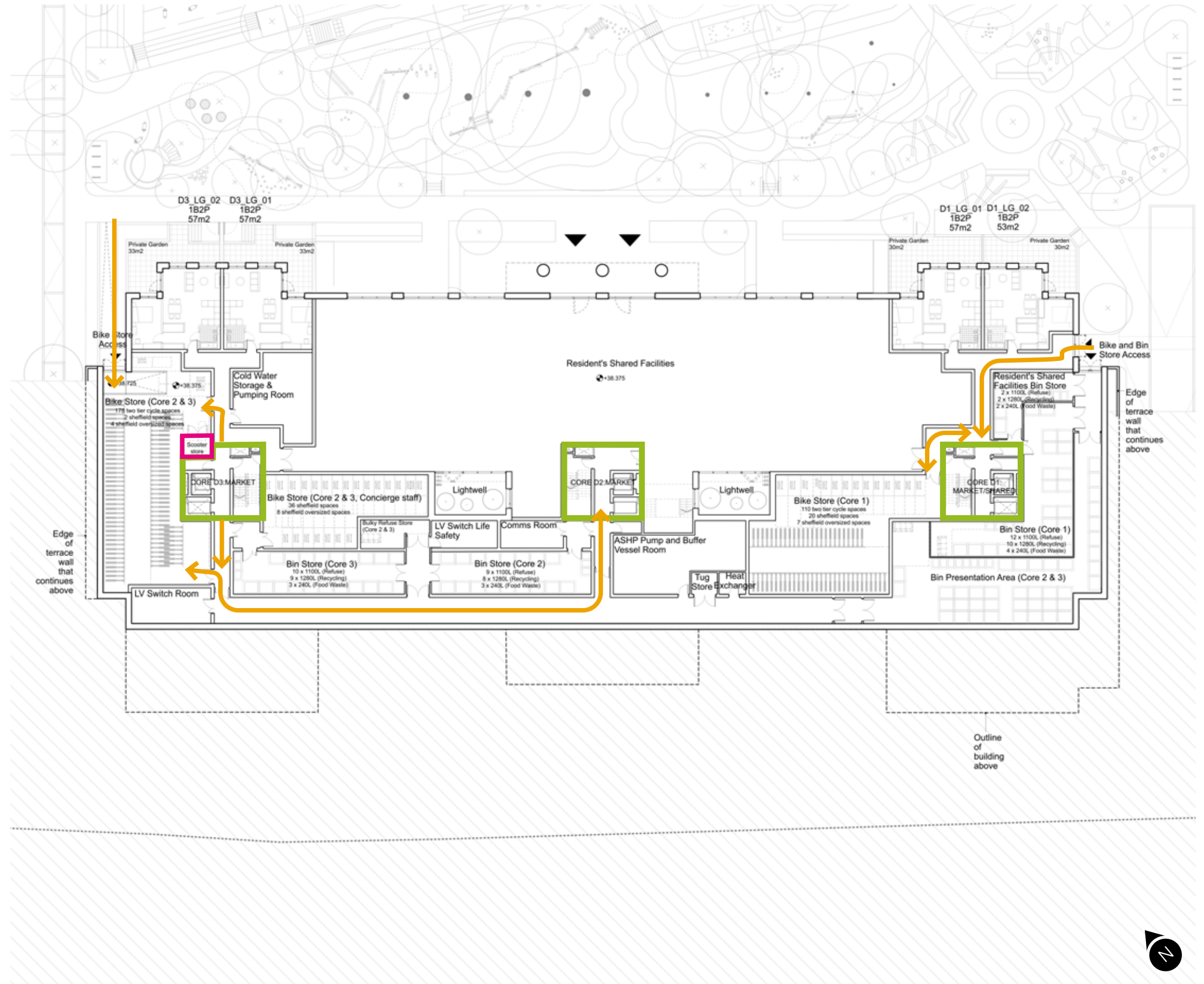
7.12 Bicycle Strategy

All bike stores for Plot D are located at Lower Ground Floor. These provide long stay parking spaces for Plot D residents and for the Resident's Shared Facilities and Concierge. All short stay parking spaces are located at Upper Ground Floor, please refer to the Upper Ground Floor Plan in the 'Layout' section of this chapter for their location.

Core 1 is provided with a bike store entrance along the street between plot C and D. Residents can then deposit their bikes in the bike store adjacent to core 1. Residents for cores 2 and 3 will use a bike ramp located on the northern corner of the building leading directly into a bike store. Two bike stores are shared between cores 2 and 3, adjacent to core 3. Four number long stay spaces for the Resident's Shared Facilities and Concierge are included within one of the bike stores. A mobility scooter store is located next to core 3. Six short stay spaces for the Resident's Shared Facilities are located at Upper Ground Floor Level.

KEY

-  Residents route from external to bike and scooter stores
-  Mobility scooter store
-  Stair / Lift Cores



Lower Ground Floor Plan

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8.0 Plot E



8.0 Plot E

8.1 Location & Summary of Use

Summary

Plot E is composed of two buildings. E1 is a seven storey Extra Care building that houses 60 homes and generous extra care communal facilities located at ground floor. The building provides 60 wheelchair accessible units and a communal outdoor terrace at fifth floor. At ground floor, a private sensory garden space is proposed for use by building residents only.

Plot E2 is a seven-storey residential building comprised of one and two bed market tenure homes. A communal garden for residents is proposed at ground floor. The rooftop plant area included ASHP for shared use between both buildings.

- ① Private amenity
- ② Communal roof terrace
- ③ Green roof - access for maintenance only
- ④ Rooftop plant

Summary of Accommodation

Social rent		
1 Bed 2 person		60 units
Market Accommodation		
1 Bed 2 person		6 units
2 Bed 3 Person		1 Units
2 Bed 4 Person		24 Units
Total residential units		91 Units



Masterplan axo showing the location of Plot E

8.0 Plot E

8.2 Site Constraints & Opportunities

1 Existing Trees

There are existing trees on the western and north-western edge of Plot E. The trees are being retained, refer to the landscape document for further information. Particular attention was given to the London plane on the western corner of the site. E1 ground floor wall is shaped to respect the tree's root protection zone.

2 Existing Levels and Topography

There is an existing fall of 4m, from approximately +42.00 to +38.00 AOD across the Plot E site. The top of the Trecastle Way road level is 45.75 AOD level.

3 Views onto the Park

Plot E façades are designed to maximise the number of properties with a view into the park. The E1 elevation is stepped to provide diagonal views towards the green space. E2 balconies wrap around the building's corners to provide the best possible aspect of the park.

4 Proximity to Adjacent Properties

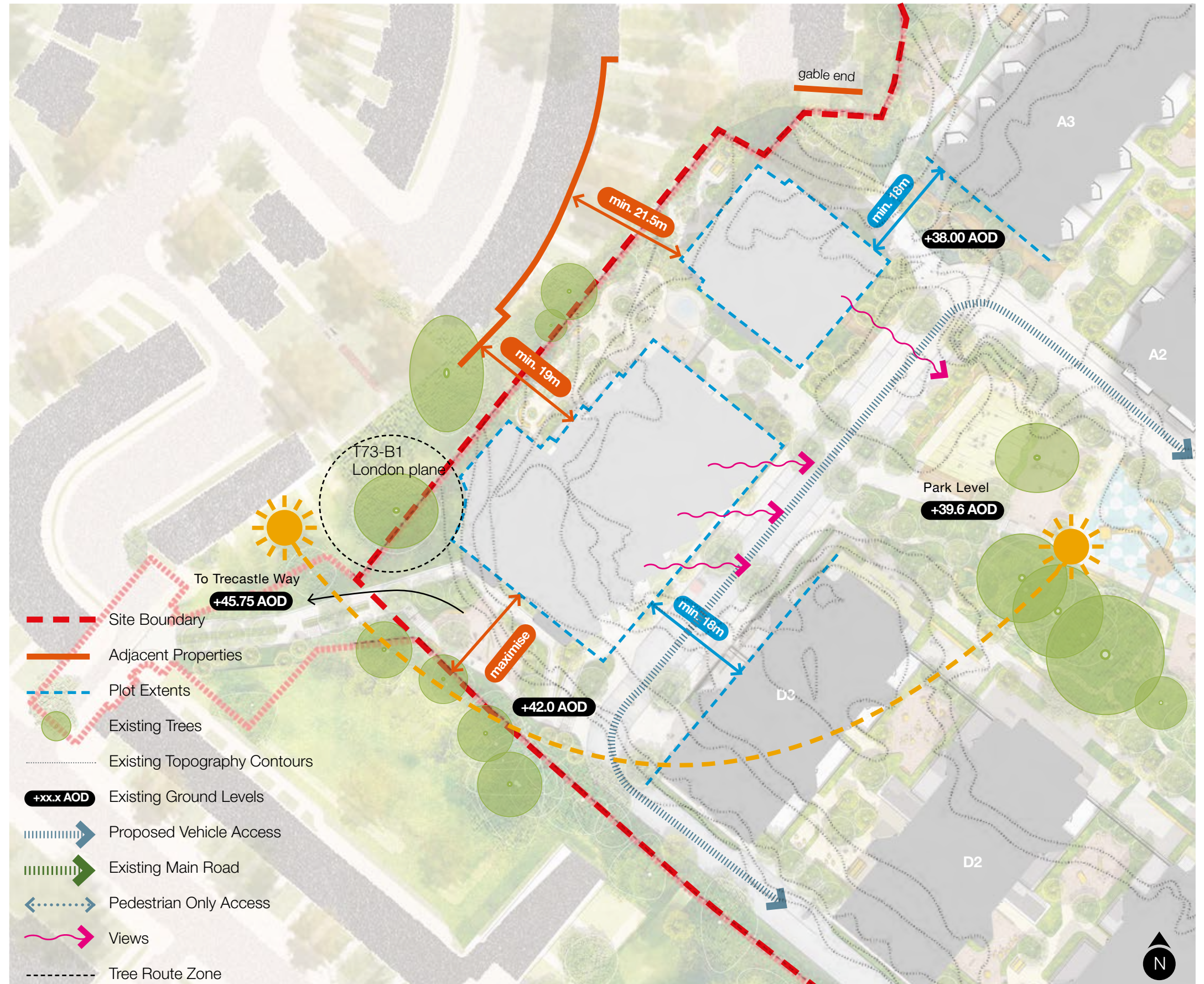
Plot E sits greater than 18m away from its closest adjacent properties on Penderyn Way. Between E1 and D the minimum distance between windows is greater than 18m. Plot E is flanked from the north by Bakersfield estate blind gable wall.

5 Vehicular Access

Vehicular access to Plot E is via the residential street to the front of the Plot.

6 Proximity to Main Road

As a plot with extra care facilities Plot E sits in the quietest part of the site with comfortable drop off zone, approximately 190m away from Camden Road.



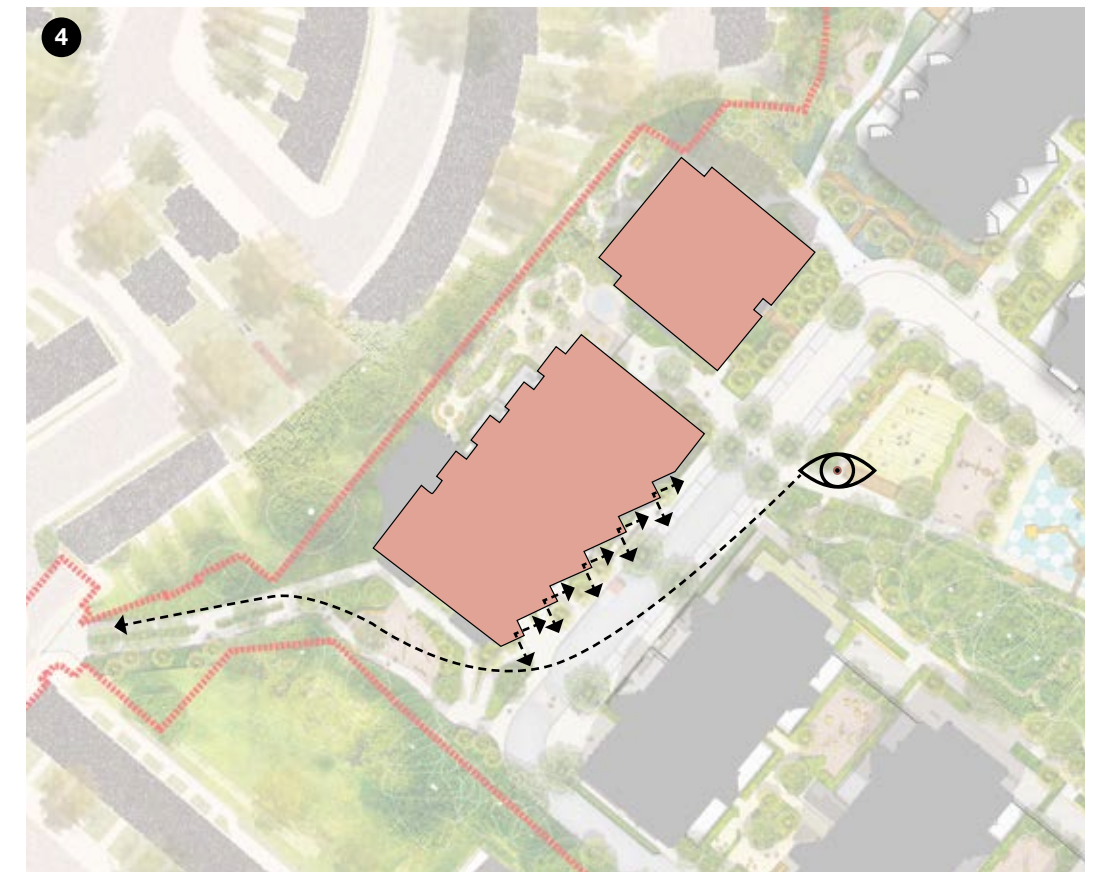
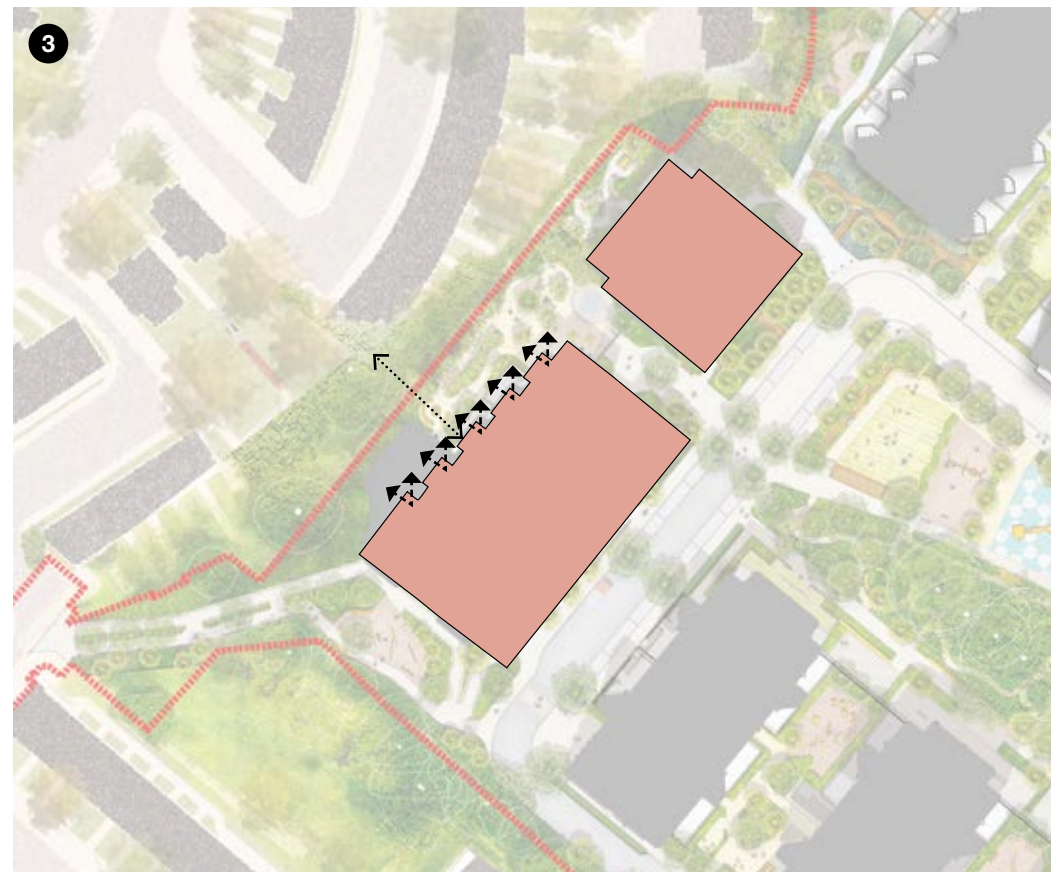
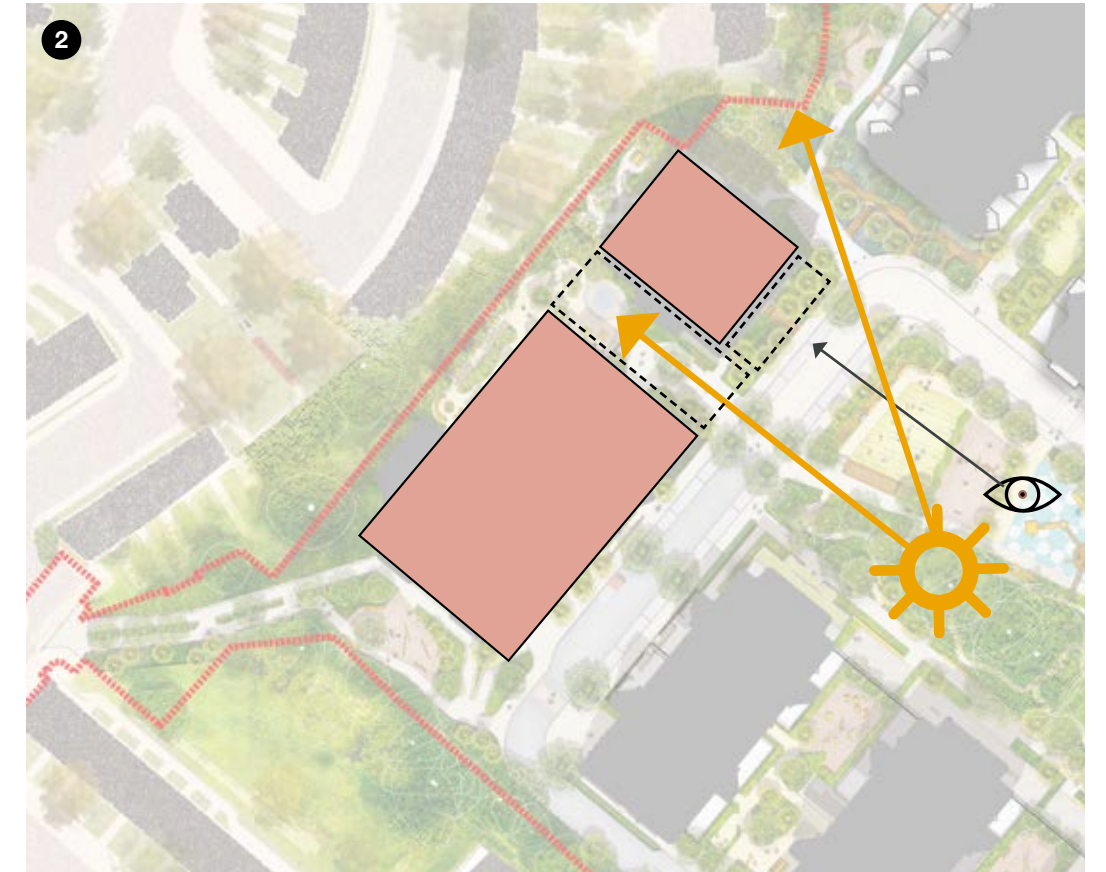
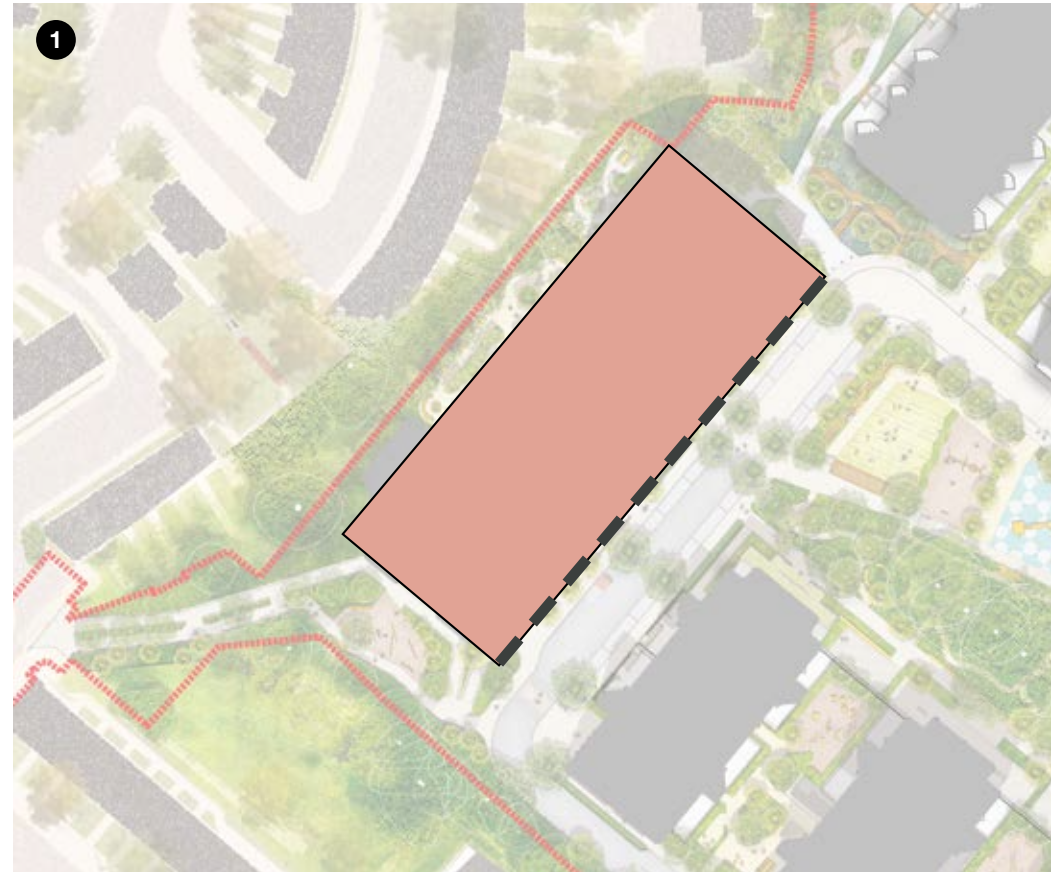
8.0 Plot E

8.3 Design Evolution & Principles

The Figure Ground

The key principals for determining the figure ground were as follows:

- 1 Lining the street**
Creating an edge to the street between plot D and E with active frontage and outlook onto the park.
- 2 Creating a marker building for the park**
The creation of a marker building to terminate the vista of the park was an important masterplan principle. The marker building steps back from the street edge, to maintain daylight and sunlight to adjacent properties and creates an entrance space in front of the building. Separating the buildings helps to reduce the façade length, breaks up the visible mass and improves light levels to neighbouring properties.
- 3 Stepping Façade at Rear**
Stepping the buildings façade at the rear of the building helps to maximise distance from site boundary and adjacent properties. Architecturally it breaks up the length of the façade, while also enabling homes to be dual aspect.
- 4 Stepping Façade at Front**
The facade line runs at an angle to the street edge in order to open up the view from the park towards the Trecastle Way connection. The stepping of the facade is proposed to provide dual aspect and maximise views towards the park.



8.3 Design Evolution & Principles

Shaping the Volume

The diagrams illustrate the key principles in the development of the massing :

① Lining the street

Creating a strong street edge with active frontage and view towards the park

② Responding to views

The buildings maximum height was determined by LV4 view from Archway towards St. Paul's. The buildings has been designed so that the parapet line does not impact on this view.

③ Creating a marker building for the park

A key masterplan principle was to terminate the vista of the park with a marker building. Initially envisaged as a taller building, but later lowered as described in point 4.

④ Step down to context

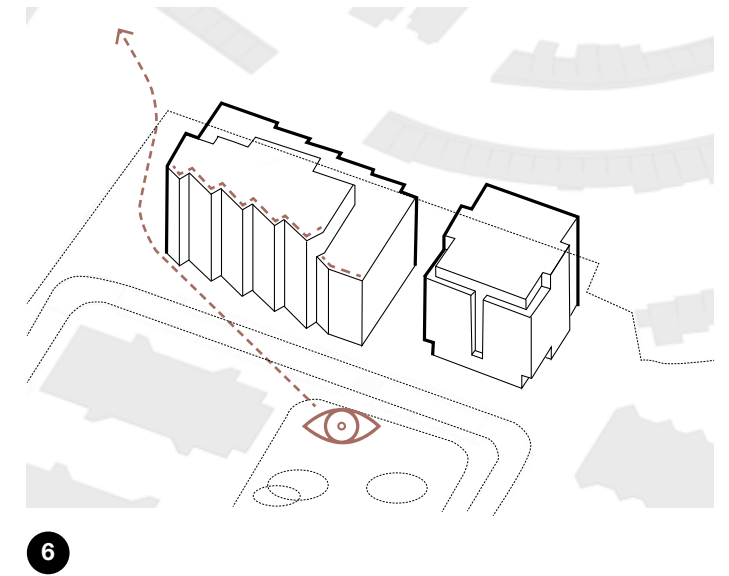
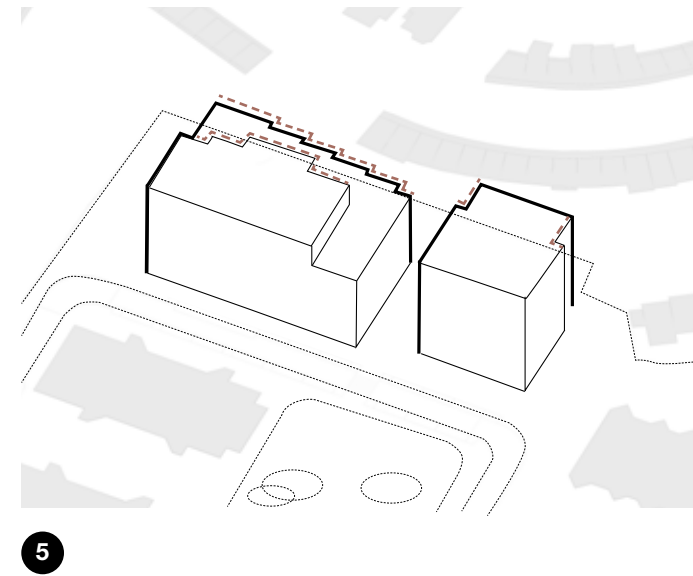
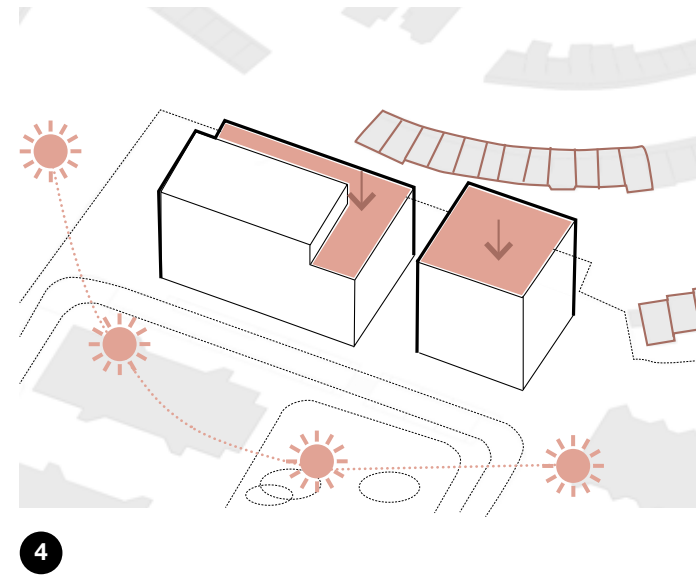
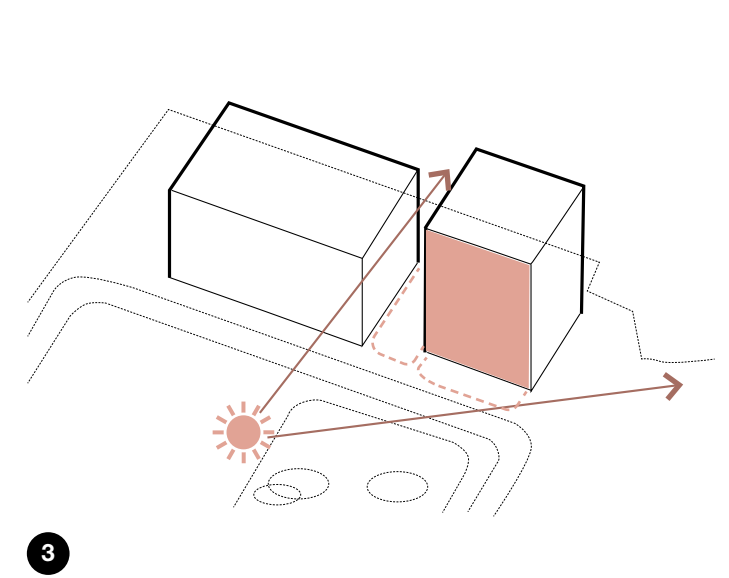
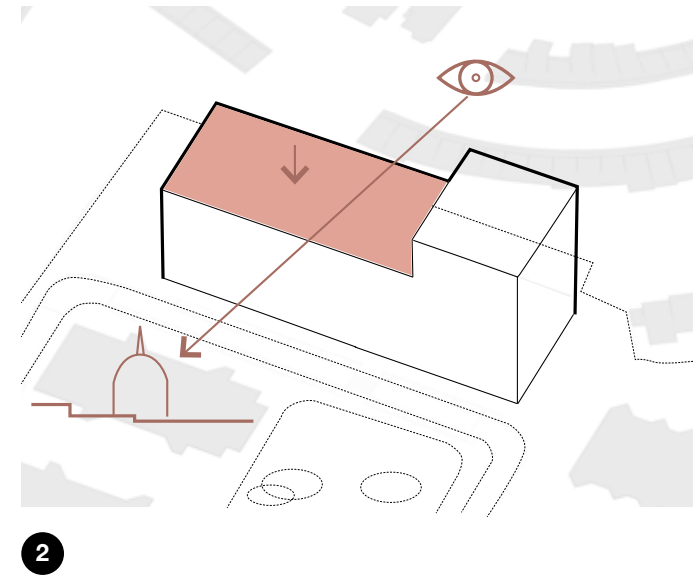
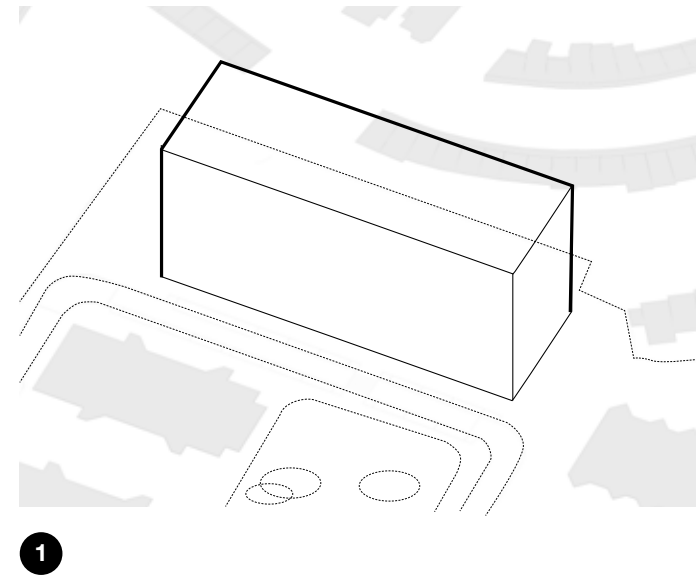
Buildings step down at the rear to consider light to neighbouring properties and gardens.

⑤ Stepping Façade at Rear

Stepping the buildings facade at the rear of the building helps to maximise distance from site boundary and adjacent properties. It breaks up the length of the facade, and improves aspect.

⑥ Stepping Façade at Front

The buildings facade line runs at an angle to the street edge in order to open up the view from the park towards the Trecastle Way connection. The stepping of the façade improves aspect and maximise views towards the park.



8.0 Plot E

8.3 Design Evolution & Principles

Design Evolution

Plot E is one of the key elements framing the park from north west side. Creating a marker building to hold the top of the park was a key principle of the masterplan strategy. The initial proposal envisaged a tower closing the view from the main entrance to the estate and Hillmarton Road. This was reduced in consideration of the neighbouring properties. The importance of the building in the masterplan is reflected in the elegance and clarity of form which was refined throughout.

A significant moment in the design evolution split plot E into separate volumes. The break created a set of two smaller volumes with improved aspect and light for proposed homes and adjacent properties. The gap between creates a public entrance space. The overall height of the plot has reduced to improve building relationship with neighbours.



June 2020



July 2020



July 2020



July 2020



July 2020



July 2020



August 2020



August 2020



August 2020

8.0 Plot E

8.3 Design Evolution & Principles



September 2020



October 2020



November 2020



January 2021



January 2021



May 2021



June 2021



June 2021



September 2021

8.0 Plot E

8.3 Design Evolution & Principles

Design Evolution

Northwest view from the Park towards Plot E illustrates splitting the buildings into separate volume. The perception of the building was improved by reducing the height and massing.



September 2020



September 2020



September 2020



October 2020



October 2020



October 2020



January 2021



June 2021



July 2021

Previous Design Iterations - View looking South West from Park

Design Evolution

Chamfered forms proposed initially were replaced by squared bays and elegant simplicity. A right-angled plan works very well with demanding M4(2) and M4(3) spatial requirements. Buildings internal layouts can be easily read thanks to a clear bay and window system applied to the façade.



E2

The typical bay provides a pleasant park view with balconies wrapping around the building corners. The typical plan consisted of five dual aspect units. Two bed apartments are clearly expressed on the front elevation by a row of three windows: the living room window and two bedroom windows.



E1

The typical bay was designed to provide dual aspect and attractive views towards the park. Internal daylight results were improved by introducing projecting corners and changing the balconies orientation.



8.0 Plot E

8.3 Design Evolution & Principles

Design Evolution

The typical plans depicted below show Plot E designed as one building with two different uses. The core on the right hand side was dedicated to the extra care housing located in a tower holding up the park edge. The left-hand side core and middle core consisted of market apartments. In the first design proposals the courtyard area was split between the extra care garden and the resident's garden.

